

ZONING AND BUILDING AGENDA

APRIL 15, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

240717 DOCKET #7104 - MICHAEL MCKAY, Owner, 11610 West 139th Street, Orland Park, Illinois 60462, Application (No. A-21-02; Z01010). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a Planned Unit Development (If granted under companion, SU-2-02) for three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139th Street approximately 125 feet east of Logan Drive in Orland Township. Intended use: Provide sewer and water service.

240718 DOCKET #7105 - MICHAEL MCKAY, Owner, 11610 West 139th Street, Orland Park, Illinois 60462, Application (No. SU-21-02; Z01011). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District (If granted under companion A-21-02) for a Planned Unit Development of three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139th Street and approximately 125 feet east of Logan Drive in Orland Township. Intended use: Construction of 3 single family homes. **Recommendation: That the applications be granted for a one-year extension of time.**

Dockets #7104 and #7105 were previously granted on April 23, 2002 by the Cook County Board of Commissioners, for the reclassification of the subject property from the R-3 Single Family Residence District to the R-5 Single Family Residence District and a Special Use in the R-5 Single Family Residence District for a Planned Unit Development of three (3) single family homes.

The Village of Palos Park sent in a letter of objection to the rezoning and Special Use request. The Village of Orland Park sent in a letter of concern. The Township of Orland Park sent in a letter of objection. Letters of objection were also received from concerned neighbors.

Three letters of support from adjoining neighbors, favoring the improvement of the road and improvements of water and sewer were received.

242754 DOCKET #7140 - G'S DOGS ENTERPRISES, INC., Owner, 8436 Kimberly Court, Burr Ridge, Illinois 60521, Application (No. SU-21-12; Z01047). Submitted by Endy Zemedides, Altheimer & Gray, 10 South Wacker Drive, Chicago, Illinois 60602. Seeking a SPECIAL USE UNIQUE USE in the C-3 General Service District for a restaurant with drive-thru facilities in Section 13 of Lemont Township. Property consists of .06066 of an acre located on the southeast corner of Route 83 and Archer Avenue in Lemont Township. Intended use: The owner proposes to remodel, refurbish and build an addition to a vacant gas station building on the property. The resulting improvement will be used as a restaurant with two (2) drive-through windows and seating areas. **RECOMMENDATION: That the applicant's request for a one-year extension of time be granted.**

Docket #7140 for a Special Use for Unique Use, was previously approved on March 7, 2002, for a restaurant with drive-thru facilities in the C-3 General Service District.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

Dockets #7151 and #7150 applications were deferred at the meetings of December 18, 2001 and January 24, 2002.

243645 DOCKET #7151 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. SU-21-14; Z01060). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a SPECIAL USE in the R-6 General Residence District (if granted under companion MA-21-05) for a Planned Unit Development of ~~seventy-four (74)~~ as amended for sixty-six (66) townhomes in Section 29 of Northfield Township. Property consists of ±10 acres; located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development ~~for seventy-four (74)~~ as amended for sixty-six (66) townhomes.

243646 DOCKET #7150 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. MA-21-05; Z01059). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a MAP AMENDMENT in the R-3 Single Family Residence District to the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-21-14) ~~seventy-four (74)~~ as amended for sixty-six (66) townhomes in Section 29 of Northfield Township. Property consists of ±10 acres located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development ~~for seventy-four (74)~~ as amended for sixty-six (66) townhomes. **RECOMMENDATION: That the applicant's request for a one-year extension of time be granted.**

Docket #7150 was previously approved on March 7, 2002, is for the reclassification of the subject property from the R-3 Single Family Residence District to the R-6 General Residence District, and a Special Use Docket #7151 in the R-6 General Residence District for a Planned Unit Development for 66 townhomes as amended.

A petition in opposition signed by approximately six-hundred (600) residents of Glenview and Northfield Township protesting the proposed map amendment and special use was received by the Zoning Board of Appeals. The Village of Glenview filed a resolution of objection.

258782 DOCKET #7420 7250 - J. ALEXANDER & J. VELIYATHUMALIL, Owners, Application: Variation to increase the F.A.R. from permitted 0.40 feet to 0.44 feet on both lots (granted on V-21-113) for 2 new single family residences in the R-5 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the northeast corner of Lincoln Avenue and Lyons Street in Maine Township. **RECOMMENDATION: RECOMMENDATION: That the applicant's request for a one-year extension of time be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, May 6, 2003.